



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Community Participation and Public Involvement

Tool or Topic: **Ballot Initiatives**

Title: Successful Citizens' Initiatives: A Guide to Winning Local Land-Use
Ballot Measure Campaigns 2003 Edition

Author

Steinbach

Organization

Greenbelt Alliance

Published

1/1/2002

Format

Book

<http://www.greenbelt.org/resources/reports/index.html#>

Description:

Ballot initiatives have been extremely effective tools for preserving open space and controlling suburban sprawl in the Bay Area. Greenbelt Alliance has been involved in land use ballot measure campaigns since the 1960s; over the years Greenbelt Alliance has learned many valuable lessons about the process of developing and winning citizen-based open space and anti-sprawl campaigns. This guide is not intended to be a substitute for professional campaign or legal advice--but it does lay out clear steps for citizens to take in contemplating, developing and winning local ballot initiative campaigns. This guide divides the components of a typical ballot initiative campaign into four sections: Getting Started, Qualifying the Measure, Election Rules and The Campaign

Tool or Topic: **Mediation**AuthorOrganizationPublishedFormat

Title: Mediating Land Use Disputes: Pros and Cons

Susskind

Lincoln Institute of Land Policy

4/1/2000

Book

<http://www.lincolnst.edu/pubs/pub-detail.asp?id=46#>

Description:

Land use planning in America began with a concern for the efficient allocation of land, but has shifted to a concern for procedural fairness in allocating public resources, which requires increased stakeholder participation. This creates conflicts but also suggests a basis for more effective resolution of land use disputes. Research has shown that consensus building produces outcomes that are more satisfying to the parties, leaving them in a better position to deal with their differences in the future, gain confidence in the role of government, and empower citizens to take greater responsibility for land use decisions that affect them.

Tool or Topic: Mediation	<u>Author</u>	<u>Organization</u>	<u>Published</u>	<u>Format</u>
Title: Resolving Land-Use Conflicts Through Mediation: Challenges and Opportunities	Lampe	Lincoln Institute of Land Policy	3/1/1999	PDF file

<http://www.lincolnst.edu/pubs/pub-detail.asp?id=59#>

Description:

This publication contains eight brief case studies concerning mediation efforts to resolve land use conflicts. It was completed by the Institute for Policy Research and Implementation at the University of Colorado at Denver, with the support of the Lincoln Institute and in concert with the Consensus Building Institute.

The cases describe the context and substance of the conflicts. They also describe the different approaches used by the mediator to resolve the conflict. Lessons learned about mediation are summarized in the introduction to the case studies and in the lessons-learned section of each case study. Clearly, mediation is perceived as a net plus by most of the parties to the conflicts covered in each study. Just as clearly, there is not one approach to mediation that fits all the covered land use conflicts. Sometimes, for example, the mediator tilts toward focusing on process (e.g. ground rules for discussions) in carrying out his or her assigned mediation responsibilities; conversely, sometimes, the mediator joins an emphasis on process with a focus on the content or substance of the dispute (e.g. presentation of options). The case studies define the variables generating the success of mediation efforts. They also suggest that more work needs to be done to clarify the role of mediators and facilitators. They note that while interested professional groups often sharply allocate attributes to one role or the other, the terms are often used interchangeably by participants to conflicts.

Tool or Topic:	Mediation	<u>Author</u>	<u>Organization</u>	<u>Published</u>	<u>Format</u>
Title:	Using Assisted Negotiation to Settle Land Use Disputes: A Guidebook for Public Officials	Susskind	Lincoln Institute of Land Policy	7/1/1999	Book

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=44#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=44#)

Description:

As land use issues become more complex, it is difficult for public officials to balance the contending forces of environmental protection, economic development and local autonomy. This guidebook, developed by the Consensus Building Institute, offers step-by-step advice on assisted negotiation based on a study of 100 local land use disputes. It answers questions about why and how to use assisted negotiation, the risks and preparations involved, and issues in hiring a professional mediator or facilitator. It outlines common obstacles, suggests strategies to overcome them, and uses case studies to illustrate steps in the negotiation process.

Tool or Topic: **Public Involvement**

Title: Advancing a Standard for Processes that Include the Public

Author

Bobo-Fisher

Organization

East-West Gateway Council of
Governments

Published

6/1/2004

Format

PDF file

<http://www.ewgateway.org/pdffiles/library/blueprint/publicpartinvolvement.pdf#>

Description:

discusses the issue of public participation and involvement in the regional problem-solving process

Tool or Topic: **Public Involvement**AuthorOrganizationPublishedFormat

Title: Development Subsidies and Labor Unions Belong in the Sprawl Debate

LeRoy

Lincoln Institute of Land Policy

9/1/2000

PDF file

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=629#)

Description:

The current debate and literature on urban sprawl and smart growth suffer in two regards. First, although they provide much insight on public goods such as roads, sewers and schools, they overlook the role of economic development incentives in the geographic dispersion of work in metro areas. This paper seeks to begin to fill in that gap by summarizing a small body of literature that strongly suggests incentives are an integral part of the sprawl process. It also summarizes a recent case study performed in the Twin Cities by Good Jobs First which argues that incentives there have demonstrably contributed to sprawl. Second, the smart growth movement lacks a vital constituency: labor unions. The movement was initiated by (primarily suburban) environmentalists and still lacks an adequate base among traditional urban constituency groups. While some faith-based organizing efforts on sprawl are underway, unions have not yet been asked to the table. This paper argues that unions are deeply affected by sprawl and that they can be brought into the smart growth movement if advocates become sufficiently informed as to labor's self-interest in the issue. It seeks to demonstrate that fact in several industrial sectors by borrowing segments of a recent curriculum on sprawl developed by Good Jobs First for Chicago Metropolis 2020 (a business-civic group) and presented to the leaders of the Chicago Federation of Labor (a 500,000-member labor council).

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Title: Resolving Land-Use Conflicts Through Mediation: Challenges and Opportunities

Lampe

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Title: Smart Infill: Creating More Livable Communities in the Bay Area

Steinbach

Greenbelt Alliance

3/1/2002

PDF file

[#http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#](http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf#)

Description:

This 72-page guidebook for civic leaders and local citizens shows how the region can achieve more livable communities and more sustainable development by developing underutilized land within existing urban areas. The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

In addition to providing a useful toolbox of strategies for smart infill, the guidebook features photos and case studies of successful infill throughout the Bay Area. In these examples, municipal action is already helping revitalize neighborhoods or entire cities and providing much-needed housing for people at different income levels.

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